



**STATE OF TENNESSEE  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
DIVISION OF REAL PROPERTY ADMINISTRATION  
WILLIAM R. SNODGRASS TENNESSEE TOWER, 22<sup>ND</sup> FLOOR  
312 EIGHTH AVENUE NORTH: NASHVILLE, TENNESSEE 37243**

**DAVE GOETZ  
COMMISSIONER**

**PH (615) 741-4221  
FAX (615) 741-7599**

**CHARLES GARRETT  
ASSISTANT COMMISSIONER**

November 16, 2006

Re: Tr. 04-12-011

Dear:

Enclosed is a bid package for the above captioned property. The data included is for general information purposes and is not guaranteed as to accuracy. Please review the page titled Enclosed Items and let me know if anything is missing.

The property was scheduled for advertisement in the public notices section of the Knoxville News Sentinel and the Daily Times on November 19, 2006 and November 26, 2006. Bids are due December 20, 2006 no later than 2:00 PM CDT at the Real Property Administration office in Nashville.

Please contact me at (615) 741-4388 if you need any additional information or have any questions.

Sincerely,

Lorraine C. Walla

Tr. 04-12-011

ENCLOSED ITEMS

Transmittal Letter  
Enclosed Items List  
Copy of Advertisement  
Property Information  
Bid Procedure  
Bid Form  
Deed to the State (4 pages)  
Neighborhood Map  
Tax Map  
Photos (2 pages)

**STATE OF TENNESSEE**  
**REAL ESTATE FOR SALE IN MARYVILLE, TN**  
**ALL CASH - "AS IS"**  
**Tr. 04-12-011**

The State of Tennessee requests sealed bids for the sale of .2 +/- acres with a 2,725 +/- SF office building at 220 South Court Street.

**MIMIMUM BID: \$193,500.00**

The State of Tennessee will accept sealed bids until 2:00 PM CST on December 20, 2006, at the address below. The State of Tennessee reserves the right to reject any and all bids.

For property inspection, information, bid instructions and bid package, please contact:

**Lorraine C. Walla**  
**Finance and Administration**  
**Real Property Administration**  
**312 - 8th Avenue North, 22nd Floor**  
**Nashville, TN 37243-0300**  
**Phone: (615) 741-6489 or (615) 741-2315**  
**[www.tennessee.gov/finance/rpa/sales.html](http://www.tennessee.gov/finance/rpa/sales.html)**

**STATE OF TENNESSEE TR. 04-12-011  
220 SOUTH COURT STREET  
MARYVILLE, TN**

**PROPERTY INFORMATION**

The Department of Finance and Administration, Office of Real Property Administration, is requesting offers to purchase the subject property by sealed bids. The following data is for information only and accuracy is not guaranteed. Please contact Lorraine C. Walla at (615) 741-6489 if you need any additional information.

LOCATION:	220 South Court Street, Maryville, Tennessee
SIZE:	.2 +/- acres
IMPROVEMENTS:	2,725 +/- SF concrete block office building
UTILITIES:	All municipal utilities available
ZONING:	Central Business District
ACCESS:	Ellis Avenue and Court Street
DEED RESTRICTIONS:	Drainage easement and as of record at the County Register of Deeds
INTEREST CONVEYED:	All right, title and interest by QUITCLAIM DEED
MINIMUM BID:	\$193,500.00
OPENING DATE & TIME:	December 20, 2006 @ 2:00 PM CDT

**STATE OF TENNESSEE TR. 04-12-011**  
**SALE OF .2 +/- ACRES IMPROVED WITH AN OFFICE BUILDING**

**BID PROCEDURE**

1. **METHOD:** Sale is to be by the sealed bid method. The State reserves the right to refuse or reject any or all bids.
2. **OPENING:** Sealed bids will be opened **December 20, 2006 at 2:00 p.m.** (Central Daylight Time) at the Real Property Administration office in Nashville, Tennessee. Bids must be received by Real Property Administration no later than the opening time and date. Late bids will be returned unopened.
3. **FORMAT:** The bid must state the amount of the bid and identify the party or entity to whom the property will be conveyed. Bids must be sealed and contain the following information on the bottom left hand corner of the envelope:

<b>BID ENCLOSED:</b>	<b>TR 04-12-011</b>
<b>BID OPENING TIME:</b>	<b>2:00 PM CDT</b>
<b>BID OPENING DATE:</b>	<b>December 20 , 2006</b>

4. **SECURITY DEPOSIT:** The bid must include a security deposit by cashier's check, in the amount of five (5%) of the total bid, payable to the State of Tennessee. Security deposits will be deposited the next business day. The security deposit will be applied to the purchase price for the successful bidder. The security deposit will be forfeited if the successful bidder fails to perform. Security deposits will be returned to unsuccessful bidders by separate State warrants.
5. **AWARD OF BID:** Bids will be either accepted or rejected within forty-five (45) days from the bid opening date.
6. **TERMS OF SALE:** The property will be sold "as is" for cash due upon closing. The balance of the purchase price shall be paid by cashier's check payable to the State of Tennessee. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.
7. **FORWARD BIDS TO:**  
Lorraine C. Walla  
State of Tennessee  
Real Property Administration  
Real Estate Management  
312 8th Avenue North, 22nd Fl  
Nashville, TN 37243-0299

**STATE OF TENNESSEE TRANSACTION 04-12-011**  
**SALE OF REAL PROPERTY AT**  
**220 South Court Street**  
**Maryville, TN**

**BIDS DUE NO LATER THAN: 2:00 PM CDT, December 20, 2006**

**BID FORM**

I, \_\_\_\_\_, submit a bid of  
\$\_\_\_\_\_, for real property commonly designated as 220 South  
Court Street, Maryville, TN.

Enclosed is a cashier's check payable to the State of Tennessee in the amount of  
\$\_\_\_\_\_ which constitutes the required bid deposit of five (5) percent of  
my total bid. The balance to be paid upon notification by the State of Tennessee that the  
deed has been fully executed and is ready for delivery.

Please **Print** Name(s) Below:

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Please **Sign** Name(s) Below:

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Please provide below the exact name of the Grantee(s) and the address for notification of  
property taxes to be used if you are the successful bidder.

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# WARRANTY DEED

This Indenture, Made this 10th day of February, A.D. 19 58, between  
L. M. ROSS and wife, NELL B. ROSS

of Blount County, in the State of Tennessee of the first part, and

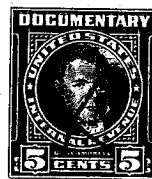
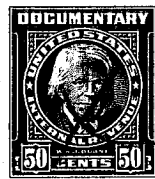
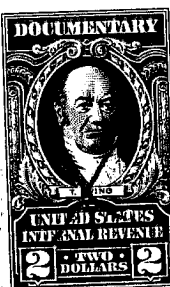
STATE OF TENNESSEE

of State of Tennessee

of the second part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of Two Hundred Fifty Dollars and other good and valuable considerations

to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged,



~~XXXX and to secure the payment of said note a specific lien is hereby retained on the property here conveyed.~~  
have granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell, and convey unto the said party of the second part, the following described premises, to wit, situate in District No.: Number Nine (9) of Blount County, Tennessee and being in the third (3rd) ward of the City of Maryville and being further described as follows:

Beginning at a stake at the corner of the right of way of Ellis Avenue and Court Street thence following right of way of Ellis Avenue N46° 30'E ninety-eight (98) feet to a stake, corner of right of way to Ellis Avenue and Hughes (formerly George D. Roberts); thence following line of Hughes (formerly George D. Roberts) N 47° 30' W. one hundred (100) feet to a stake corner to Ross and Hughes (formerly George D. Roberts); thence following line of Ross S. 46° 30' W. twenty-eight (28) feet to a stake in line of Ross; thence following line of Ross N. 47° 30' W. 2.5 feet to a stake in line of Ross; thence following line of Ross S. 41° 30' W. thirty-five (35) feet to a stake corner to Ross and right of way of wall of viaduct to Court Street; thence following the right of way or viaduct wall of Court Street S. 29° 00' E. one hundred five (105) feet to the Beginning stake, corner of the right of way at Court Street and Ellis Avenue.

This being a part of the same property conveyed to parties of the first part by deed dated January 19, 1946 from Gray Webb Proffitt and Husband, D. W. Proffitt which deed is of record in the Register's office for Blount County, Tennessee in Warranty Deed Book Vol. 147, page 147.

This conveyance is subject to the following conditions and restrictions

1. The party of the second part is to pay the 1958 City and County property tax on this property.
2. The party of second part is to have an easement along the southern line of Ross property which joins this conveyance and along the southern line of Ross property which joins Hughes and along the

22-1

~~INDEXED~~

# WARRANTY DEED

L. M. Ross et ux  
TO

State of Tennessee

## STATE OF TENNESSEE

Blount COUNTY.

Register's Office

Received for record the 12 day of

Feb., A.D. 1958,

at 2:30 o'clock P. M. Noted in Note Book

Q, page 341, and recorded in Book

of Deeds Q, Vol. 212, page 103

Fee paid, \$ 3.00

Witness my hand

Mildred M. Watson  
Register.

State Tax \$

Clerk's Fee \$

Total \$

Paid this day of

19

County Court Clerk.

RECEIVED AND RECORDED IN THE OFFICE OF  
THE SECRETARY OF STATE

March 26 1958  
IN DEED BOOK VOL 4 PAGE 362

Wm. H. Hester  
SECRETARY OF STATE

COUNTERSIGNED

DECAR JEFFRIES  
TAX ASSESSOR

FEB 12 1958



STATE OF TENNESSEE

BLOUNT

County. } ss.

Personally appeared before me,  
said County, the within named bargainors

*Marionell Ross Waggoner*

, a Notary Public in and for

L. M. ROSS and wife, NELL B. ROSS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of February, A.D. 1958.

My Commission Expires July 15, 1961, *Marionell Ross Waggoner*, Notary Public.

STATE OF

County. } ss.

Personally appeared before me,  
said County, the within named bargainors,

, a Notary Public in and for

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. And

husband, the said, having appeared before me privately and apart from her, wife of the said, acknowledged the execution of the said Deed to have been done by her freely, voluntarily, and understandingly, without compulsion or constraint from her said husband and for the purposes therein expressed.

Witness my hand and official seal at office this day of, A.D. 19

My Commission Expires, 19, Notary Public.

STATE OF

County. } ss.

Personally appeared before me,

County aforesaid

, a Notary Public in and for

who, being first sworn, deposed and said that they are acquainted with

the bargainor, and that he acknowledged the same in their presence to be act and deed, upon the day it bears date.

Witness my hand and official seal at office this day of, A.D. 19

My Commission Expires, 19, Notary Public.

Received for record the 12 day of July 1958 at 2<sup>30</sup> o'clock, P.M.

*Mildred M. Watson*

REGISTER OF DEEDS

eastern line of Ross property which joins a right of way for drainage pipes or storm sewer for draining surface water from this conveyance. The parties of first part, their heirs or assigns have the right to use these drainage pipes or storm sewer without cost for the draining of surface water from property owned by them. These pipes or sewer are to be of sufficient size to carry water from property conveyed to party of second part as well as property owned by parties of first part, their heirs or assigns. The easement is to be only of sufficient width to bury said pipes and is to be located along said property lines as above stated. The pipes are to be buried to a sufficient depth not to interfere with a construction of building or road on remaining Ross property. Parties of first part, their heirs or assigns can tie on to these drainage pipes now or at any future time. The surface water is to be carried to pistol creek or to any place deemed proper by the City of Maryville.

3. The party of second part is to build a concrete or rock retaining wall on the inside of their N.E. line which joins Ross property.

4. The party of second part is not to erect any building on this conveyance closer than 10 feet to the Ellis Avenue sidewalk.

These conditions and restrictions are binding upon the party of the second part or to their assigns and on any purchaser from party of second part, their heirs or assigns. It being the intent of this instrument to make said restrictions, covenants and conditions run with the land and any of the purchasers and/or occupiers of said premises shall be bound by the provisions of this instrument.

The above conveyance is drawn according to a survey map made by Walter W. Wells, Reg. # 2129, on February 6, 1958.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein;

To Have and to Hold the said premises to the said party of the second part, ~~its~~ successors or heirs and assigns, forever.  
And the said parties of the first part, for themselves and for their heirs, executors, and administrators, do hereby covenant with the said party of the second part, ~~its~~ successors or heirs and assigns, that they are lawfully seized in fee-simple of the premises above conveyed, and have full power, authority, and right to convey the same; that said premises are free from all encumbrances

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In Witness Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

L. M. Ross (L. S.)

Nell B. Ross (L. S.)

\_\_\_\_ (L. S.)

Signed, sealed, and delivered in presence of:

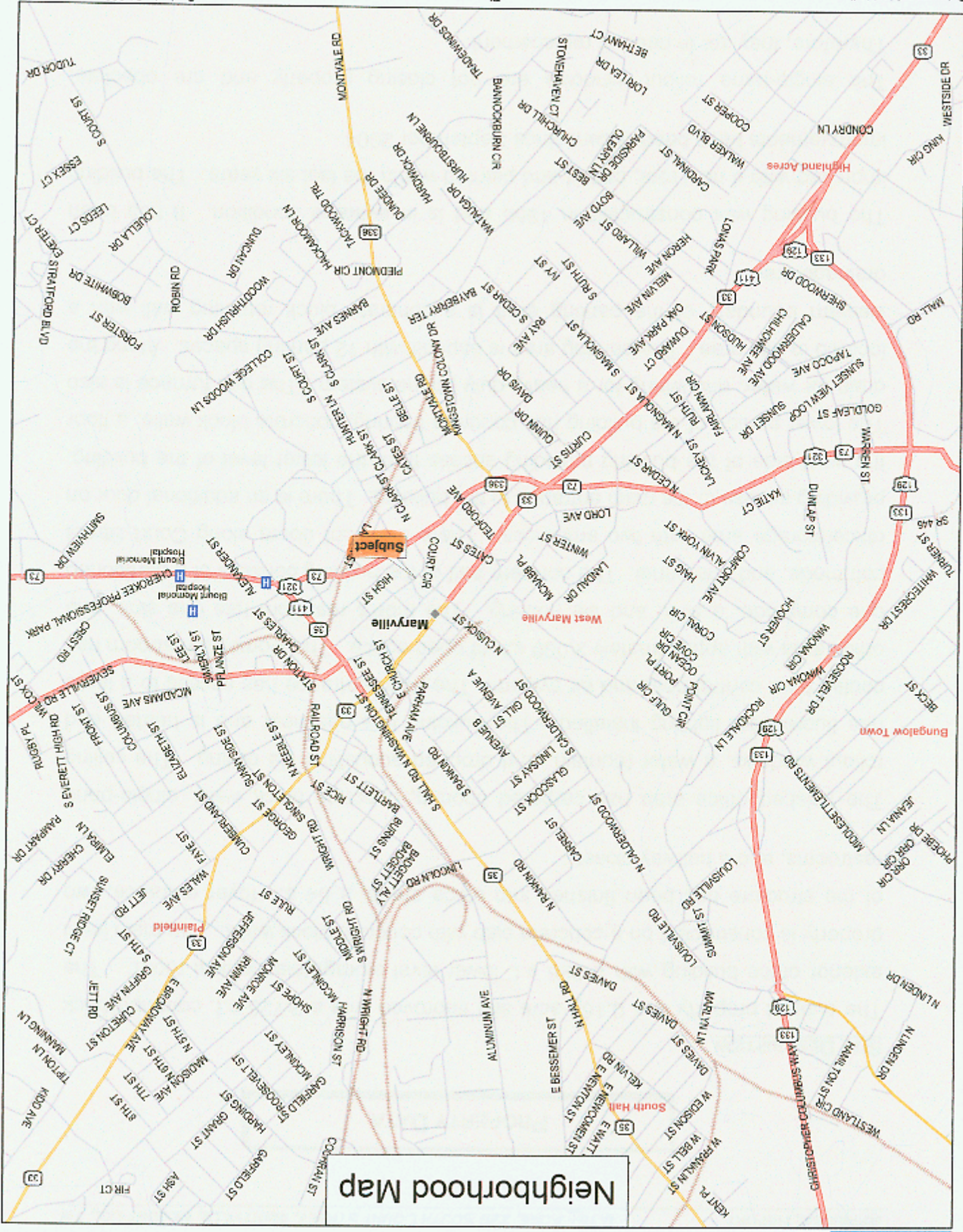
\_\_\_\_ (L. S.)

\_\_\_\_ (L. S.)

\_\_\_\_ (L. S.)

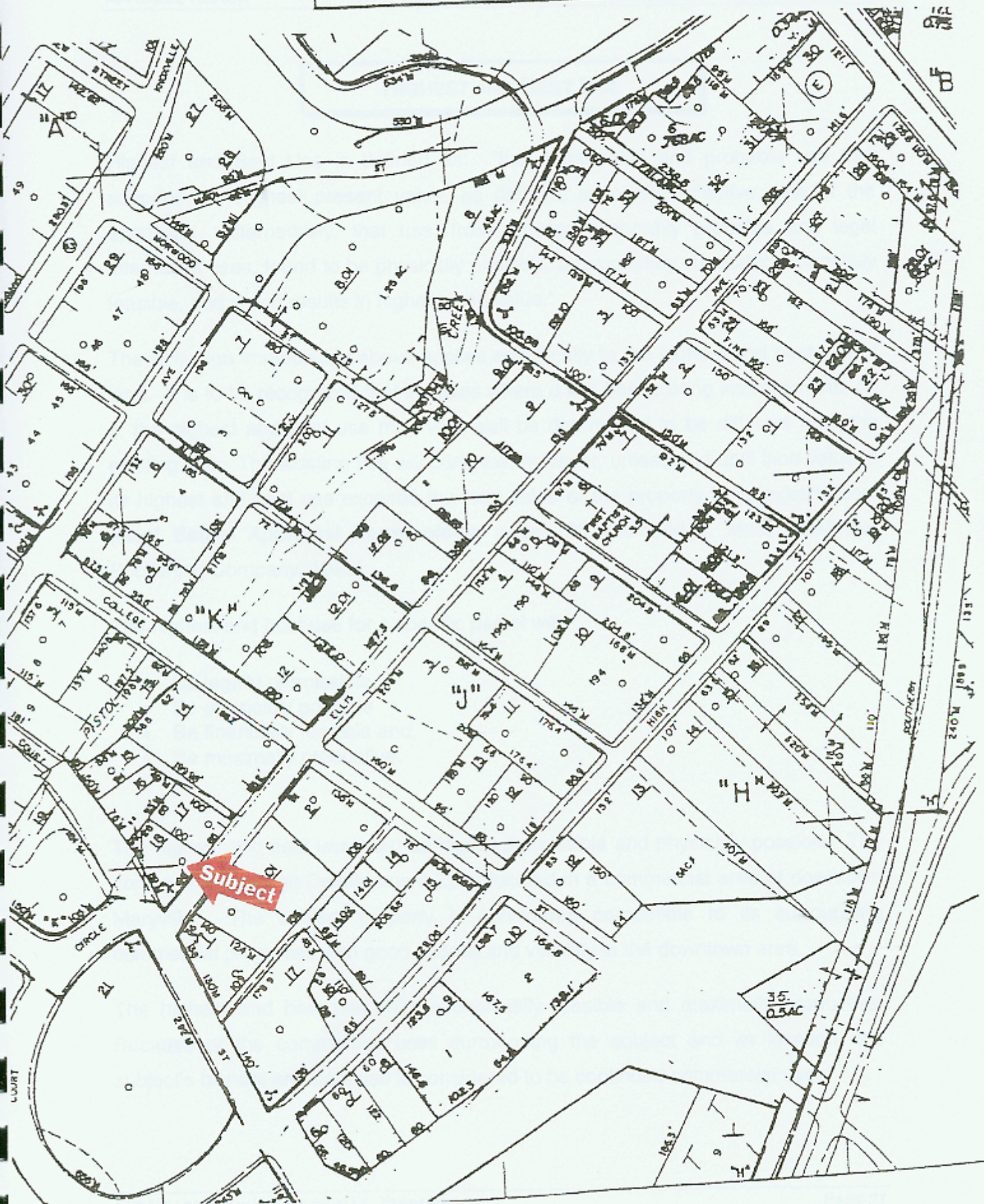


# Neighborhood Map





TAX MAP







SUBJECT FRONT VIEW

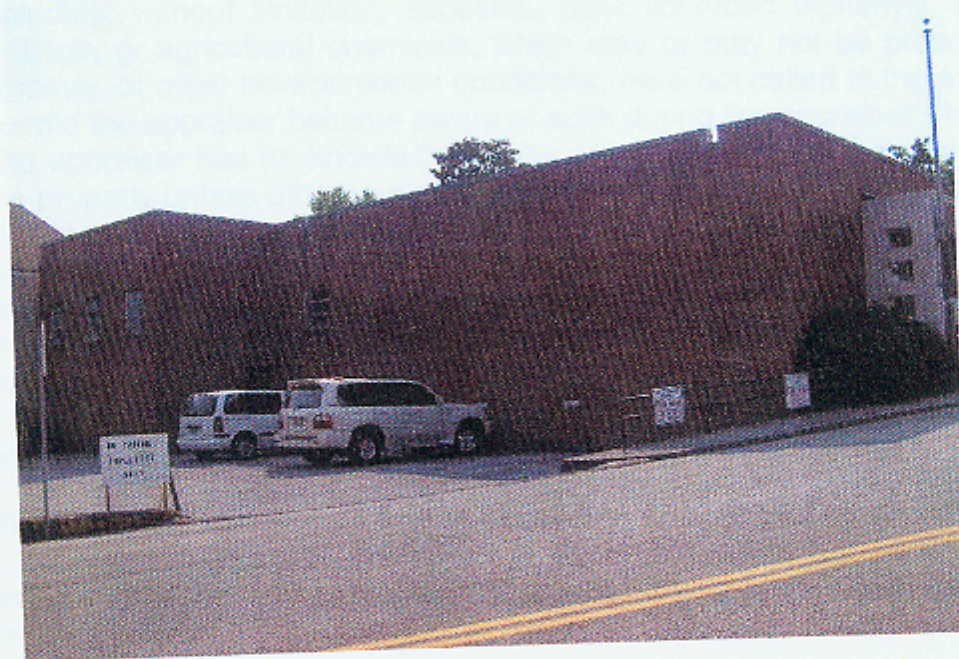


SUBJECT REAR VIEW





SUBJECT FRONT OFFICE



PARKING LOT ACCESS ALONG COURT STREET